



RICHMONDS



## 2 Abraham Close, Botley, Southampton, SO30 2RQ

£270,000

A well-presented, 2-bedroom home situated in Botley. The property features an entrance porch leading through to the lounge. There is also a fitted kitchen/breakfast room with space for all appliances and a conservatory to the ground floor.

Upstairs, there are two bedrooms and a family bathroom. Externally, there is an enclosed rear garden and an allocated parking space to the front of the property. Other benefits include gas central heating and double glazing. The property is to be sold with vacant possession.

Abraham Close sits within the parish of Botley and is just a short walk away from the local schools and shops. In addition, the beautiful Manor Farm Country Park is also within close proximity.

### Other Information

Tenure: Freehold

Heating: Gas central heating (boiler located in porch)

Windows: UPVC double glazing

Loft: TBC

Energy Rating: C

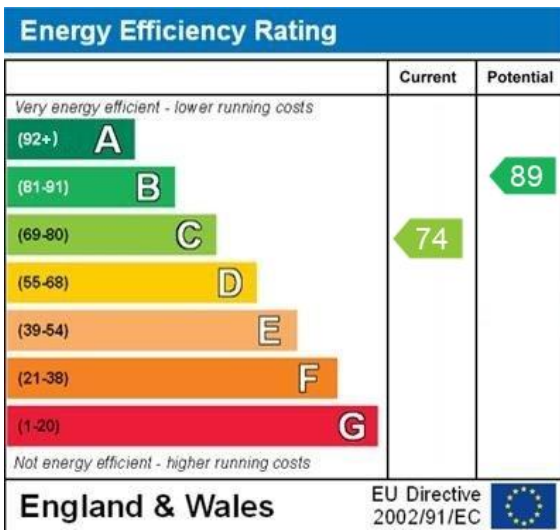
Sellers Position: No forward chain

### Local Information:

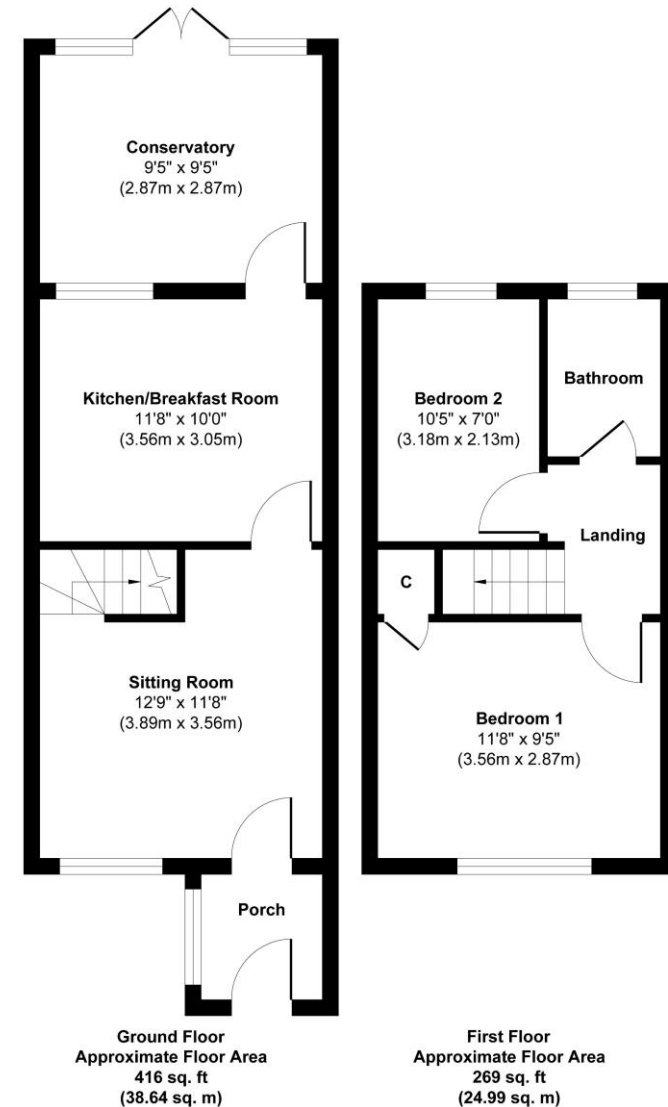
Council Tax: B

Local Authority: Eastleigh Borough Council





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Approx. Gross Internal Floor Area 685 sq. ft / 63.63 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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